

**ORDINANCE NO. 20070322-053**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4318 BULL CREEK ROAD FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY (MF-4) DISTRICT TO MULTIFAMILY RESIDENCE HIGHEST DENSITY-CONDITIONAL OVERLAY (MF-6-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence moderate high density (MF-4) district to multifamily residence highest density-conditional overlay (MF-6-CO) combining district on the property described in Zoning Case No. C14-06-0200, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 2, Georgetowne Square Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 35, Page 23, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 4318 Bull Creek Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. Upon redevelopment, vehicular access from the Property to 44th Street is prohibited, except for emergency vehicle use. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent properties.
- C. The maximum height of a building or structure is 60 feet from ground level.
- D. A 25-foot building setback shall be established from Bull Creek Road.

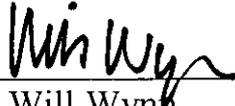
- E. The maximum floor-to-area (FAR) ratio is 2.25 to 1.0.
- F. The maximum density on the Property is 80 dwelling units.

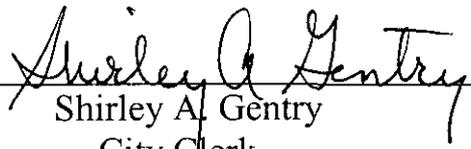
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence highest density (MF-6) base district and other applicable requirements of the City Code.

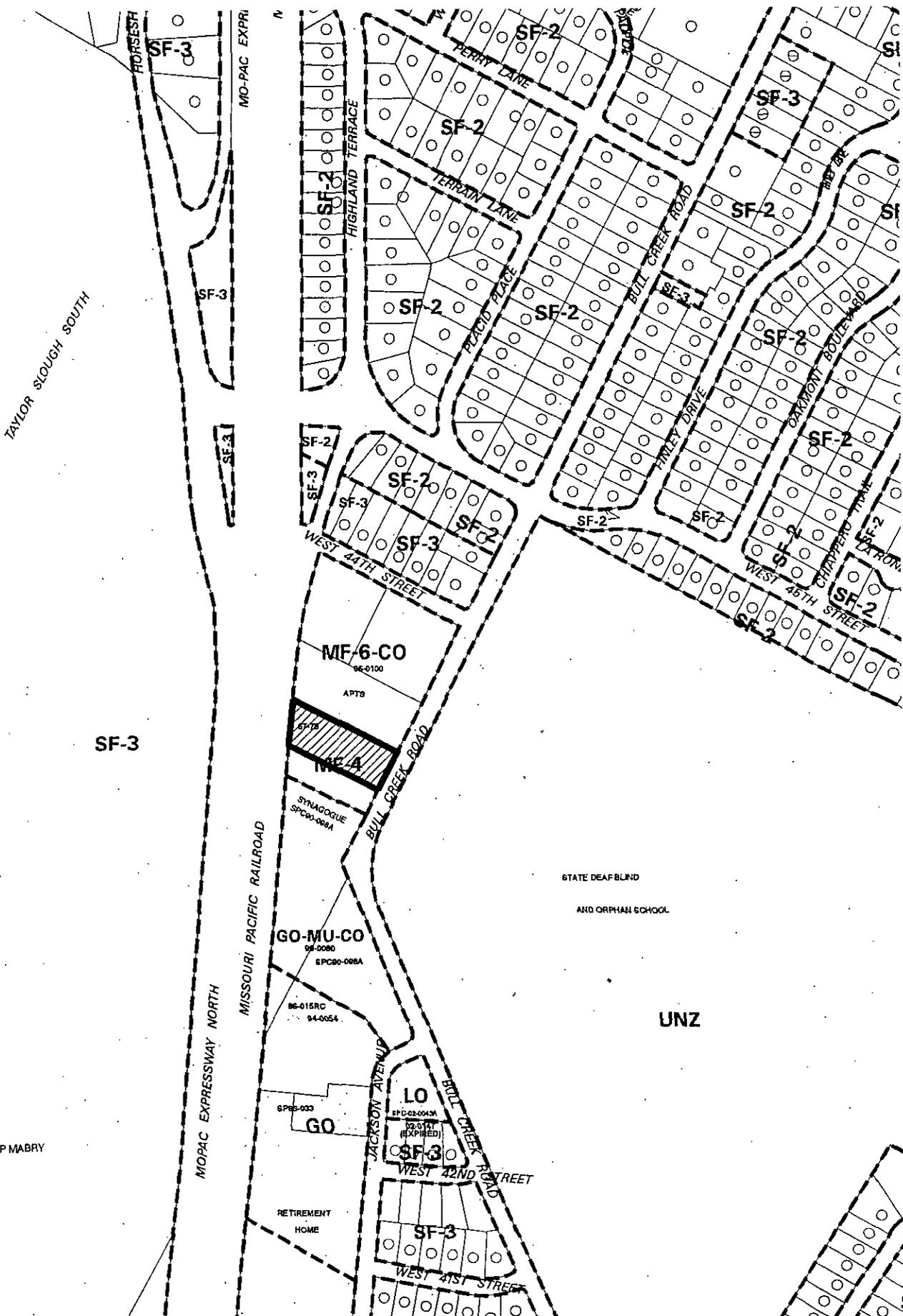
**PART 3.** This ordinance takes effect on April 2, 2007.

**PASSED AND APPROVED**

\_\_\_\_\_ March 22 \_\_\_\_\_, 2007      §  
   §  
   §

  
\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:**  \_\_\_\_\_ **ATTEST:**   
David Allan Smith      Shirley A. Gentry  
City Attorney      City Clerk



TAYLOR SLOUGH SOUTH

SF-3

MF-6-CO  
06-0100

APTS

MF-A

SYNAGOGUE  
SPC00-008A

GO-MU-CO  
06-0080

EPC00-008A

06-015RC  
94-0054

GO

LO  
EPC02-0043M  
02-0141  
(EXPIRED)

SF-3

RETIREMENT HOME

SF-3

STATE DEAF BLIND  
AND ORPHAN SCHOOL

UNZ

CAMP MABRY



SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR: J.ROUSSELIN



CASE #: C14-06-0200

ADDRESS: 4318 BULL CREEK RD

SUBJECT AREA (acres): 0.921

ZONING EXHIBIT A

DATE: 06-11

INTLS: SM

CITY GRID  
REFERENCE  
NUMBER

H26